

Real Estate

Dolores Park Estates Opened at 228th by Ken Peters

Dolores Park Estates, most recent development of Ken Peters Realty Co., was opened this week at 228th St. and Main.

The subdivision, minutes from schools, shopping, and industry, features a wide selection of interiors and exteriors. All homes comprise three bedrooms and two baths and have large garages.

Priced from \$17,975 to \$18,395, the houses may be bought at down payments as low as \$975. Interest rates are low, said Peters.

The residences feature warm-oak hardwood floors and forced-

air heat with thermostatic controls. Kitchens have built-in ovens and counter-top ranges and ribbon-stripped mahogany cabinets.

Acoustical ceilings are included, along with aluminum sliding windows.

All homes are on large lots. They have master bedrooms with private baths and distinctive fireplaces of traditional or modern decor.

Sales representatives are on the premises, it was announced by Stan Crawford, sales manager for the Peters firm.

Gas Company Aide Praises Federal Loans for Built-ins

Recent innovations by the Federal Housing Authority to bring built-in appliances under its property-improvement program were praised today by the Southern California Gas Co. division manager, C. W. Shupp.

"With this move, the FHA recognized the over-all acceptance of built-in appliances in today's modern home market," Shupp said.

"The move by FHA to make built-in appliances eligible for loan insurance is a definite step

forward in upgrading the value and convenience of many existing homes here in Southern California.

"For the first time, families with older homes in need of modernizing and repair can join the national trend toward automatic built-in kitchens and have the entire project covered by FHA insurance."

In the past, only such kitchen items as cabinets, sinks, flooring, and other permanent materials have been eligible for FHA terms. With addition of built-in appliances, installation of a complete new kitchen is now possible.

Lomita Office Again Tons in Building Permits

Lomita office for the seventh time in 11 months has issued more building permits than any other office of the County Building and Safety Division.

For November, Lomita issued 248 permits with a combined valuation of \$2,569,451. Of these permits, 127 were for new dwellings.

Also issued through this office were an additional \$250,000 of building for Rolling Hills and Rollin Hills Estates.

Lomita Street Work to Begin

Work will begin this week on improvement of 250th St. west of Cypress St. in Lomita.

The project will extend pavement to join curbs and gutters recently constructed by adjacent property owners.

The project will decrease maintenance costs and improve drainage.

FHA Housing Program for Elderly Eased

FHA now has authority to operate a new broader housing-for-the-elderly program.

Like all FHA programs, this one depends upon a strong partnership between private enterprise and the FHA.

The new program extends benefits for elderly persons, 62 or older.

It permits a higher maximum loan ratio for non-profit sponsors than the old program did — 100 percent of replacement cost on new construction and 100 percent of value on existing construction. For profit-making sponsors, the ratios under the new program are 90 percent.

Limitation for all sponsors are \$9000 for garden-type projects, \$9400 for elevator-type. An additional amount per room is allowed up to \$1250 in certain areas.

The maximum interest rate is 5 1/4 percent. This does not preclude the possibility of obtaining a lower rate.

Edison Writes \$13,113,329 L. A. Tax Check

Los Angeles County took a \$13,113,329.10 check Thursday as the first installment of Southern California Edison Company's local property taxes for 1959-60.

Edison district manager G. L. Blanchard said the payment is one of the largest in this county.

This first installment of the utility's local ad-valorem taxes is one of two; the second will be paid on April 10, bringing the total tax payment to \$19,040,550.09.

Blanchard said the electric company's 1959-60 tax bill for the 13 counties in Central and Southern California is \$35,197,779.75, an increase of 12.3 percent over the previous year.

The utility's annual bill has increased 222 percent since the 1950-51 tax year. Today, 29 cents of every revenue dollar received by Edison goes for payment of local, state, and federal taxes, Blanchard concluded.

Pact Awarded for Street Work in Torrance

A contract for road improvements in Torrance was awarded today to the Sheets Construction Co. for \$21,963.38.

This is 2.6 percent below the county engineer's estimate.

Sidewalks will be constructed on the following streets:

South side of 228th St. from Vermont Ave. to approximately 400 feet west of Berendo;

Meyler from Belson to 229th St.;

Berendo from Belson to 228th St.;

Petroleum from Belson to 288th St.;

Belson from Meyler to Vermont;

Broadwell from Belson to 228th St.;

Doble from Belson to 228th St.;

Gastine Street from Belson to Vermont.

Use Press classified ads to buy, rent or sell. Phone FA 8-2345.

Hawthorne Blvd. Improvement Pact Awarded

A contract for improvements Verdes Drive West to Via Riviera awarded to S. A. Cummings for Hawthorne Blvd. from Palos era in the Palos Verdes has been \$17,645.

The project will consist of divided road. pavement to join the existing curbs and gutters constructed by a subdivider, providing a six-lane Use classified ads for quick results. Phone FA 8-2345.

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